

**MINUTES**  
**REGULAR MEETING**  
**MINERAL WELLS CITY COUNCIL**  
**CITY HALL ANNEX**  
**July 3, 2018 - 6:00 pm**

City Councilmembers present were Mayor Christopher M. Perricone, Mayor Pro-Tem Tammy Underwood, Councilmembers Brian Shoemaker, Regan Johnson, Jerrel Tomlin, Beth Watson and Doyle Light. A quorum of City Councilmembers was present.

Staff members present were City Manager Lance Howerton, Finance Director John Moran, Police Chief Dean Sullivan, Public Works Director Bob Neal, City Clerk Peggy Clifton, and City Attorney Courtney Kuykendall. Fire Chief Mike Pool was absent.

Mayor Perricone called the meeting to order. Reverend Brian Nierman of First Christian Church of Mineral Wells led the invocation, and the Pledges of Allegiance to the U.S. and Texas flags were recited.

**CITIZEN COMMENT**

Mayor Perricone recognized Ginny Milliken of 605 N.E. 39<sup>th</sup> Avenue, who had signed to speak. Ms. Milliken gave praise to the City workers who have been working on the waterlines in her neighborhood.

Mr. Shoemaker moved and Mrs. Underwood seconded to move Item #4 from Consent Agenda to be placed in Individual Consideration. Motion carried 7-0.

Following a motion made by Mrs. Underwood, seconded by Mrs. Watson, the following **CONSENT AGENDA** was approved by a vote of 7-0:

1. Consider approval of minutes of meetings held June 19, 2018.
2. Consider approval of budgeted expenditures over \$500.
3. Consideration of a resolution declaring miscellaneous items surplus property and authorizing their disposal.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

4. Mr. Moran stated that Councilman Light wanted to attend a meeting on July 9. Mrs. Watson moved and Ms. Johnson seconded to authorize Councilman Light to attend a North Central Texas Council of Governments meeting. Motion carried 5-0-2 with Mayor Perricone and Mr. Light abstaining.

5. EXECUTIVE SESSION: Mayor Perricone announced that City Council would recess into closed session in compliance with Section 551.001 et. seq. Texas Government Code, to wit;

a) Section §551.071(1): Consultation with City Attorney regarding pending litigation - *Cause/Civil Action No. C48039, 29th Judicial District Court, City of Mineral Wells v. Hanks, et al.*; and

b) Section 551.071: Consultation with City Attorney regarding a matter(s) in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with the Open Meetings Act regarding:

1. Statutory annexation procedures, the effect of SB 6 and related matters on this 3<sup>rd</sup> day of July, 2018 at 6:09 p.m.

6. The City Council reconvened into Open Session at 6:40 p.m. to consider possible discussion or action on Executive Session items. Mr. Shoemaker moved and Ms. Johnson seconded to not pursue involuntary annexation outside the current City limits of the City of Mineral Wells. Motion carried 7-0. Mike Wells gave his thoughts regarding the City and County.

7. Mayor Perricone opened a Public Hearing at 6:46 to consider a replat of AB 701, TR 9, T&P RY CO #13 Survey Mineral Wells, Palo Pinto County, Texas and a portion of identified land from AB 701, TR 36, T&P RY CO #13 Survey, "LOC OF PRATT PARK", Mineral Wells, Palo Pinto County, Texas. Mr. Howerton stated that at its meeting on July 2, the Planning & Zoning Commission approved the replat for an anticipated Starbucks facility. Mayor Perricone closed the Public Hearing at 6:49. Mrs. Watson moved and Mr. Shoemaker seconded to approve the replat of AB 701, TR 9, T&P RY CO #13 Survey Mineral Wells, Palo Pinto County, Texas and a portion of identified land from AB 701, TR 36, T&P RY CO #13 Survey, "LOC OF PRATT PARK", Mineral Wells, Palo Pinto County, Texas. Motion Carried 7-0.

8. Mr. Howerton gave information regarding a new agreement for a web based GIS system and website hosting. These services would allow the creation of a data base system which would be utilized in the Inspections/Code Enforcement Departments and Public Works. Presently the City utilizes MyGov as the vendor for this purpose and has found there are certain limitations to this system. Jacob and Martin has now developed a system which meets the specific needs of the City of Mineral Wells and appears to be user friendly and provides the platform that can be easily utilized in both the field and office settings and will be useful to our employees. Not only would this system be an improvement from the one that is currently in place, we will be able to



deploy and use this system at a cost savings beginning in year two compared to the current MyGov system. There is a one-time fixed fee of \$7,500 for development of this system and a hosting fee of \$7,200 per year. Pricing for the various modules that would be needed would be \$9,000 per year. This compares favorably to the annualized cost associated with the MyGov system of \$21,600 per year. Additionally, the City is in position to terminate the MyGov contract timely. Mr. Light moved and Mr. Tomlin seconded to approve a resolution authorizing execution of Agreement for Professional Services with Jacob and Martin, LLC for web based GIS system and website hosting pending the City Attorney's review. Motion carried 7-0.

9. Mr. Howerton stated that Texas Gas Service has requested a rate increase. There are several areas of concern, most notably the magnitude of the rate increase in and of itself, as well as the rate design which is proposed. As to the rate design, the rate increase seeks to substantially raise the customer charge, as well as raising the rate for the residential class of customer while reducing the overall cost to certain commercial and industrial customers. We are concerned that this type of rate design is not particularly beneficial to our citizens and can have a detrimental impact upon low usage and/or low income customers. That being the case, the City has the opportunity to suspend the effective date for the rate increase for 90 days to give time to review the rate increase request and establish negotiations with Texas Gas Service. We have been in contact with the City of Weatherford and the City is of the same opinion that they will be suspending the rate increase and are interested in an opportunity to further negotiate with Texas Gas Service. Mrs. Underwood moved and Ms. Johnson seconded to approve an ordinance of the City Council of the City of Mineral Wells, Texas suspending the operation of the proposed rate schedules in the 2018 rate case filing of Texas Gas Service Company, a division of ONE Gas, Inc. for natural gas service within the City of Mineral Wells, Texas for 90 days following the original 35 day review period of the 2018 rate fee filing and providing an effective. Motion carried 7-0.

10. Mr. Moran stated that the Downing Hangar roof was in need of repairs. The Texas Department of Transportation (TXDOT) provides an annual matching grant (RAMP Grant) to the Mineral Wells Airport for repairs and improvements, up to \$50,000 annually. In order to claim these funds, repairs and improvements must be substantially completed by August 31 of each year. The Mineral Wells Airport has used a small portion of the RAMP Grant this current fiscal year. Therefore, we evaluated the numerous maintenance projects at the airport, and determined the most pressing need was at the Downing Hangar. The Downing Hangar is a

metal building with a metal roof. It has been a number of years since any maintenance has been performed on the roof, so staff opined that it was one of the more pressing maintenance needs at the airport. The roof needs to have the fasteners totally replaced, obsolete penetrations removed, and various other maintenance items performed to include removing skylights. There will also need to be an asbestos abatement of the area surrounding the screws. These items are eligible for RAMP Grant funding. Matching funding of \$50,000 is available in the Airport budget for this project. When combined with the RAMP Grant, approximately \$100,000 is available for the project. Staff believes that the project will be able to be completed for roughly that amount of money. The Request for Bids Solicitation will be due from the respondents on July 20, 2018, and staff anticipates bringing a recommendation before the City Council at the July 31, 2018 Special Meeting. Mr. Shoemaker moved and Mrs. Watson seconded to authorize a bid solicitation for roof repairs to the Airport Downing Hangar pending the City Attorney's review. Motion carried 7-0.

11. Mrs. Clifton stated that the Mayor's Committee on Boards and Commissions, Councilmembers Tammy Underwood and Jerrel Tomlin, met with her on Wednesday, June 27, 2018 to review the applications from citizens interested in serving the City on a volunteer Board. The Committee respectfully submitted the following recommendations:

Mineral Wells Community Development Corporation Board of Directors: The Committee recommends the appointment of Dwain Eaton and George Gault to new terms which will expire 07/15/2020.

Planning and Zoning Commission: The Committee recommends the appointment of Carlos Maldonado to an unexpired term which will expire 03/31/2019.

Ms. Johnson moved and Mr. Light seconded to approve the recommendations from the Mayor's Committee on Boards and Commissions. Motion carried 6-0-1 with Mayor Perricone abstaining.

12. Steve Butcher gave a presentation regarding Economic Development Program in Mineral Wells. No action taken.

13. Mrs. Clifton stated that at its meeting on June 5, 2018, City Council directed the City Clerk to accept applications from individuals wishing to be on an Economic Development Task Force. Applications were accepted until Friday, June 29, at 5:00 p.m. There were 24 applications submitted. She asked the Council to give direction as to how the selection process will take place. Mrs.



Underwood moved and Mr. Shoemaker seconded that Councilmembers Tomlin and Underwood work together to come up with criteria that would be important for this Task Force. This criteria would be given to the City Clerk and the Councilmembers would rate the applications and submit this to the City Clerk. Motion carried 6-1 with a nay vote from Mayor Perricone.

14. Mr. Moran asked the Council to consider authorizing a Request for Qualifications solicitation for Comprehensive Economic Development Plan Services. Mrs. Watson moved and Ms. Johnson seconded to authorize a Request for Qualifications solicitation for Comprehensive Economic Development Plan Services. Motion carried 7-0.

15. There was no further business and the meeting adjourned at 8:12 p.m.



Christopher M. Perricone, Mayor

ATTEST:



Peggy Clifton, City Clerk

APPROVED: 07-17-2018

